

HoldenCopley

PREPARE TO BE MOVED

Chatterley Parkway, Bilborough, Nottinghamshire NG8 6BF

Asking Price £290,000

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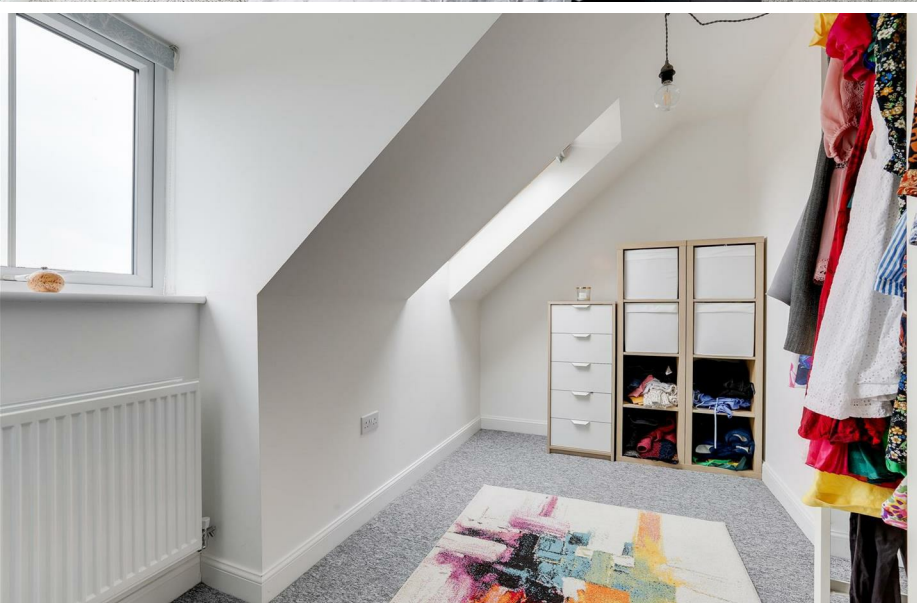
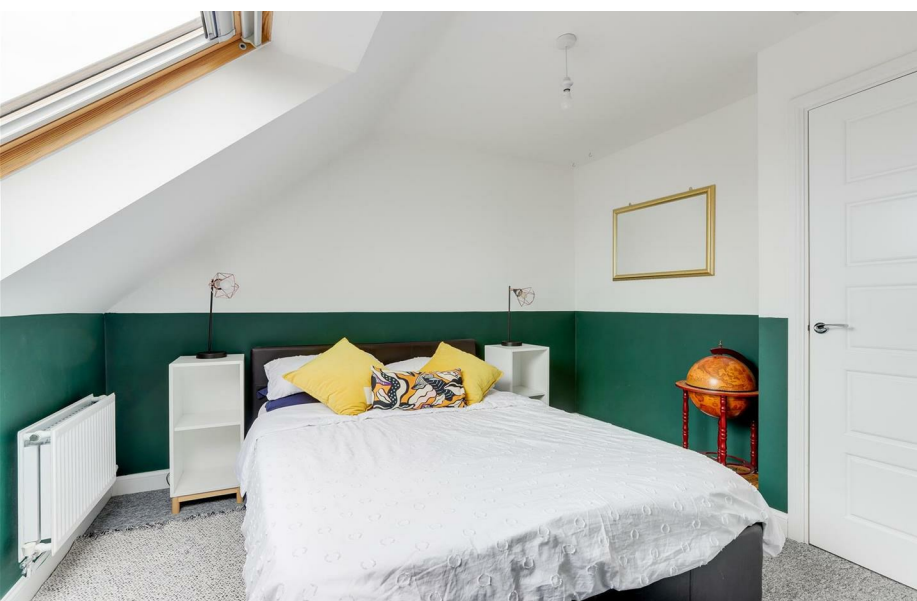


WELL-PRESENTED AND SPACIOUS FAMILY HOME...

This three-storey semi-detached house would make the perfect purchase for any growing family or buyer looking for a spacious, versatile home that's ready to move straight into. Beautifully presented throughout, this property offers generous accommodation across three floors and a layout that's both practical and stylish. To the ground floor, you're welcomed via a spacious entrance hall which leads to a versatile fourth bedroom—currently being used as a home office—ideal for remote working or guest accommodation. There is also a convenient ground floor W/C, while the heart of the home lies in the modern, newly fitted kitchen/diner. Boasting ample storage and preparation space, this stunning kitchen is perfect for both everyday family life and entertaining, with double French doors opening out to the rear garden. The first floor hosts a bright and airy living room, alongside the master bedroom which benefits from its own private en-suite. The top floor carries a further two double bedrooms. Outside, the property benefits from a driveway to the front providing off-street parking, access to a detached garage, and gated entry to a private, enclosed rear garden featuring a well-maintained lawn and fence-panelled boundaries. Located in a popular residential area close to a range of local shops, amenities, and schools, the property also offers excellent transport links with easy access to the M1—making it ideal for commuters.

MUST BE VIEWED





- Three-Story Semi-Detached House
- Four Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen
- Three-Piece Bathroom Suite & En-Suite
- Enclosed Rear Garden
- Driveway
- Detached Garage
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

13'5" x 6'5" (max) (4.09m x 1.98m (max))

The entrance hall has wood laminate flooring, carpeted stairs, a radiator, an in-built cupboard, and a single composite door providing access into the accommodation.

W/C

5'3" x 2'9" (1.61m x 0.86m)

This space has a low level dual flush W/C, a pedestal wash basin and tiled splash back, a radiator, an extractor fan, wood laminate flooring, and recessed spotlights.

Office/Bedroom Four

9'2" x 6'0" (2.80m x 1.84m)

The fourth bedroom has wood laminate flooring and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

23'4" x 12'10" (max) (7.12m x 3.93m (max))

The kitchen has a range of fitted shaker-style handleless base and wall units with quartz worktops, a undermount sink and a half with a swan neck mixer tap, an integrated double oven, a gas hob with an extractor fan, a tiled splashback, space and plumbing for a dishwasher, a Redwell Infrared Panel heater, an in-built under stair cupboard, space for a dining table, wood laminate flooring, UPVC double-glazed windows to the rear elevation, and double French doors opening out onto the rear garden.

FIRST FLOOR

Landing

8'10" x 7'4" (max) (2.70m x 2.26m (max))

The landing has carpeted flooring, a radiator, and provices access to the first floor accommodation.

Living Room

12'10" x 11'10" (3.92m x 3.61m)

The living room has carpeted flooring, a radiator, a two UPVC double-glazed windows to the front elevation.

Master Bedroom

12'10" x 9'11" (3.92m x 3.04m)

The main bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the rear elevation, an air conditioning unit, and access to the en-suite.

En-Suite

7'1" x 5'2" (max) (2.16m x 1.58m (max))

The en-suite has a low level dual-flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains fed shower and handheld shower head, an electric shaving point, an extractor fan, a chrome heated towel rail, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

6'7" x 5'10" (max) (2.03m x 1.79m (max))

The landing has carpeted flooring, a radiator, and provides access to the second floor accommodation.

Bedroom Two

12'10" x 11'5" (max) (3.93m x 3.49m (max))

The second bedroom has carpeted flooring, a partially vaulted ceiling, a radiator, an in-built cupboard, and a Velux window.

Bedroom Three

12'9" x 10'4" (max) (3.91m x 3.17m (max))

The third bedroom has carpeted flooring, a partially vaulted ceiling, a radiator, an in-built cupboard, a UPVC double-glazed window, and a Velux window.

Bathroom

6'4" x 5'10" (max) (1.95m x 1.79m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains fed shower and handheld shower head, an extractor fan, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a small garden with shrubs, curtsey lighting, a driveway for off-street parking, gated access to the rear garden, and access to the garage.

Garage

17'1" x 9'8" (5.22m x 2.96m)

The garage has lighting and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a well-maintained lawn, external lighting, and a fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal –

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

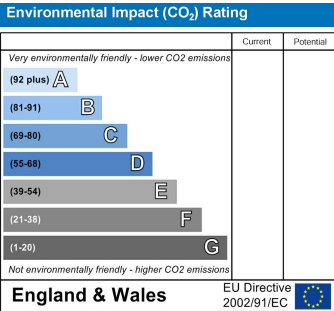
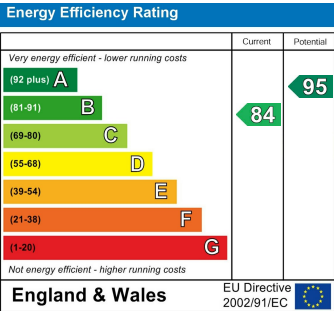
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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